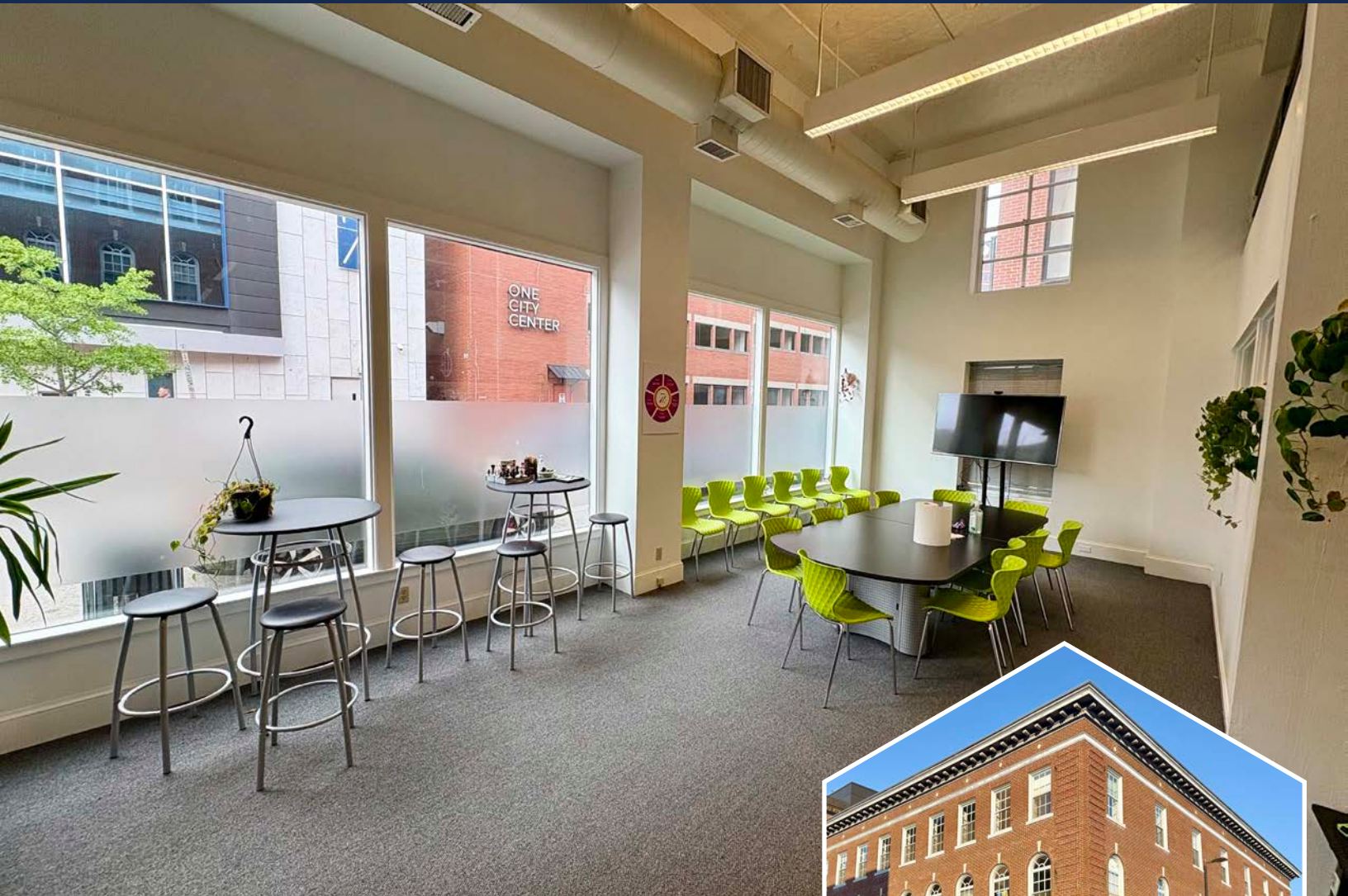


FOR LEASE | DOWNTOWN OFFICE SPACE

48 FREE STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

Great downtown location adjacent to Cross Insurance Arena

- Excellent location in Portland's financial district and steps away from the Old Port and waterfront with a Walkability Score of 96
- Strong window lines providing ample natural light
- Surface lot parking provides direct access to the building
- Suites currently available from 596± to 6,003± SF

LEASE RATES: \$12.00-24.50/SF MG



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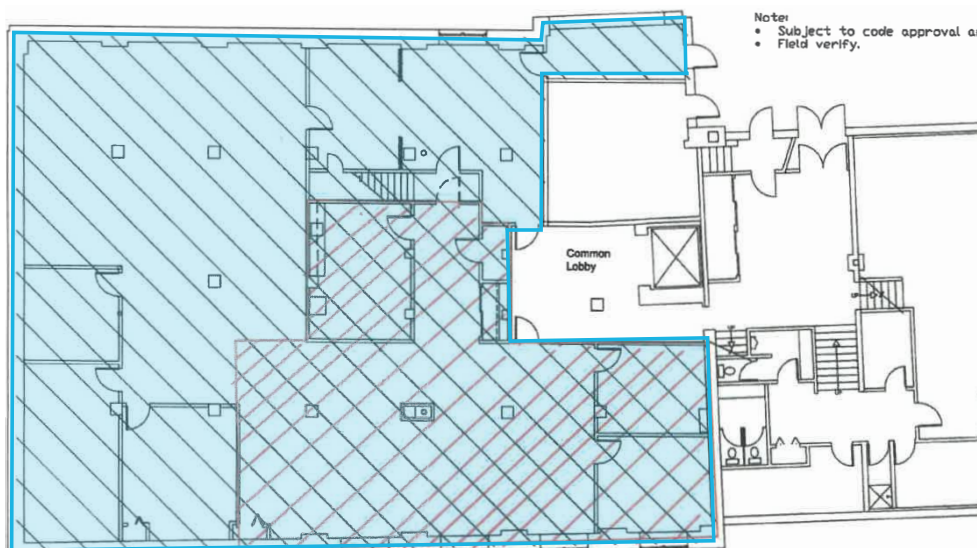
PROPERTY DETAILS

LANDLORD	J.B. Brown & Sons
ASSESSOR'S REFERENCE	Map 38, Block I, Lot 18
YEAR BUILT	1900
BUILDING SIZE	30,158± SF
NO. OF STORIES	Two (2)
LOT SIZE	0.25± Acre
ZONING	B-3, Downtown Business
UTILITIES	Municipal water and sewer
ELEVATOR	One (1)
SPRINKLERS	Yes, wet system
HVAC	Central air (included in CAM charges)

AVAILABLE SUITES & LEASE RATES

SUITE	SIZE (SF)	LEASE RATE	AVAILABILITY
L20	2,445-5,081± SF	\$12.00/SF MG	Immediately
100	3,604± SF	\$24.50/SF MG	60 days notice
M12	1,803± SF	\$18.00/SF MG	Immediately
M15	596± SF	\$18.00/SF MG	60 days notice
NOTE: Suites 100/M12/M15 can be combined for 6,003± SF			

FLOOR PLAN - Suite L20

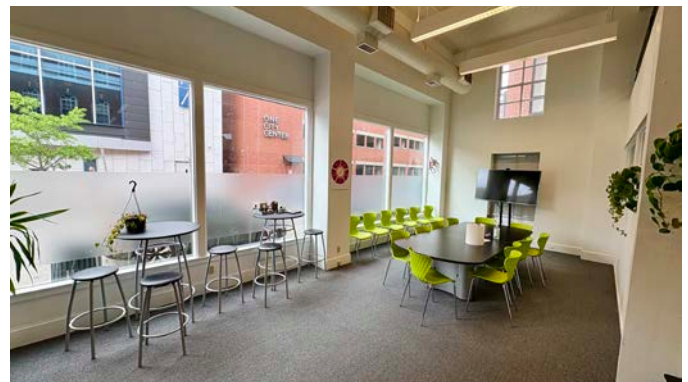
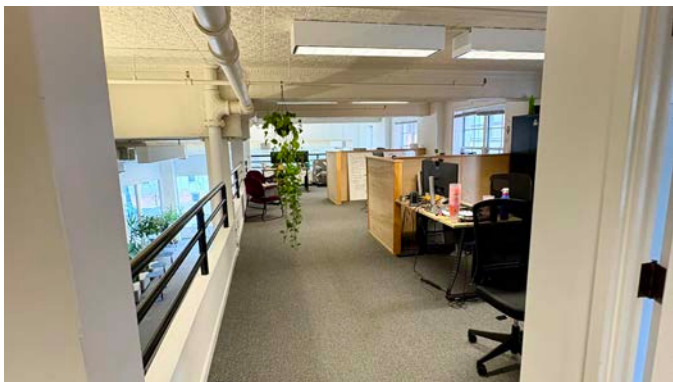
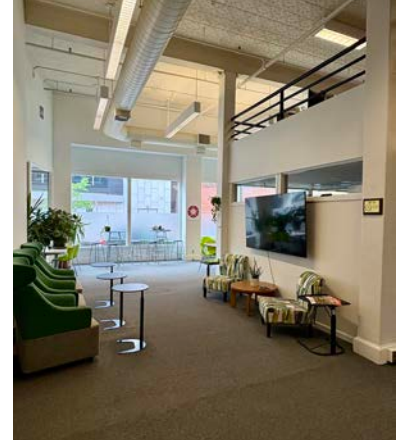
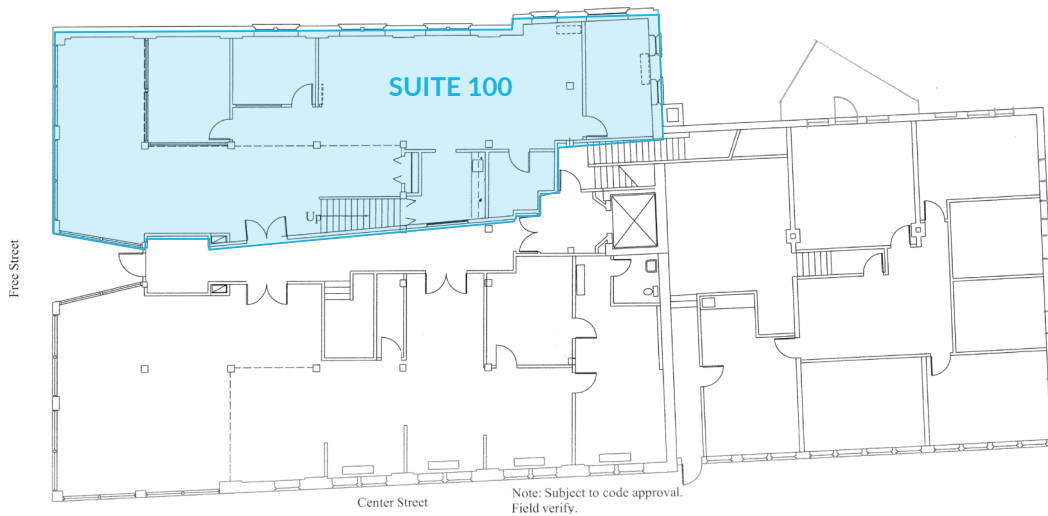


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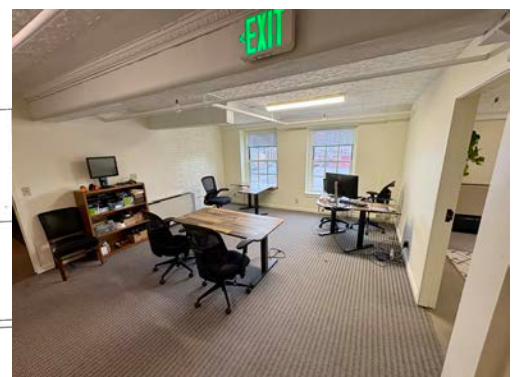
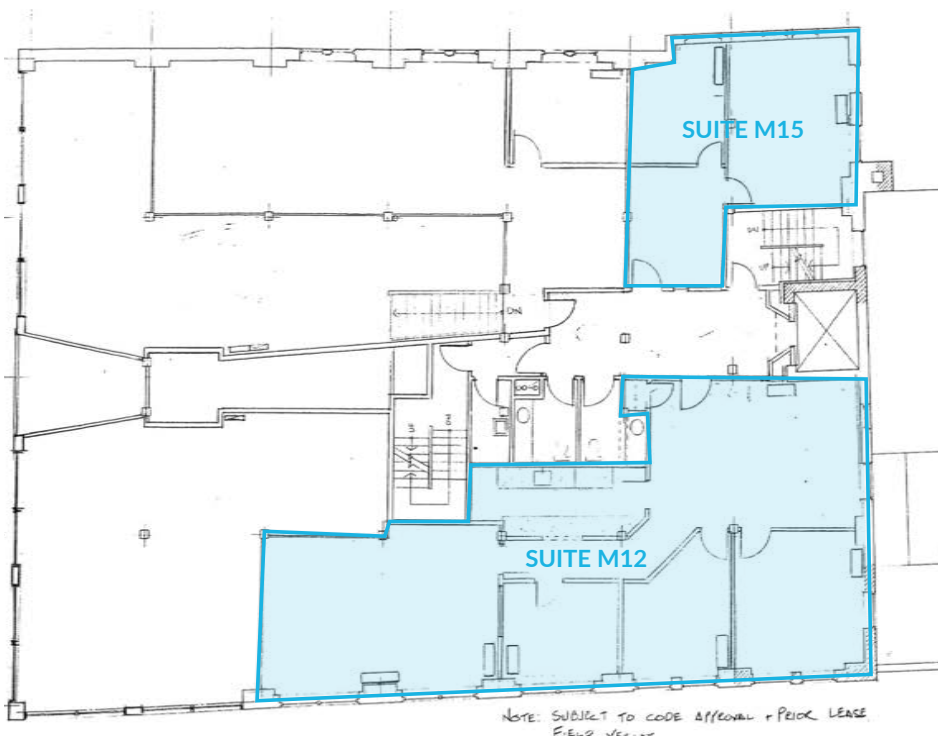
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FLOOR PLAN - Suite 100



FLOOR PLAN - Mezzanine (M12/M15)



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.